



23 November 2020

NSW Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Attention: David Glasgow Principal Planner & Amy Watson Team Leader Key Sites Assessments

Dear David and Amy,

**Barangaroo South
SSD 6965 Building R4B, Modification (MOD 2)
Response to Request for Comments on Draft Conditions**

Thank you for the Request for Comments on the draft conditions for the modification to SSD 6965 Building R4B (MOD 2). These are provided below. Proposed deletion of text is shown as ~~strike through~~ with additional text underlined.

Page 1 – Schedule 1 – Development Description

Comments:

It is requested the 'Development Consent For the Following' is updated to reflect the original approval granted by the Independent Planning Commission in 2017. Refer to Table 1 below.

Table 1

Draft wording	Requested amendment
<i>For the Following:</i> <i>Construction, use and fitout of a 60-storey (RL 208.3) mixed-use building, including:</i> <ul style="list-style-type: none">• a total GFA of 38,911 m2 comprising 38,602 m2 residential GFA (297 apartments) and 309 m2 retail GFA• public domain works• fit-out and use of the Stage 1B basement car park for Building R4B, including 320 allocated parking spaces• demolition of interim basement elements• a signage zone to accommodate future building identification signage.	<i>For the Following:</i> Construction, use and fitout of a 60-storey (RL 208.3) <u>(RL 210)</u> mixed-use building, including: <ul style="list-style-type: none">• a total GFA of 38,911 <u>38,896</u> m2 comprising 38,602 m2 residential GFA (297 apartments) and 309 <u>294</u> m2 retail GFA• public domain works• fit-out and use of the Stage 1B basement car park for Building R4B, including 320 <u>301</u> allocated parking spaces• demolition of interim basement elements• a signage zone to accommodate future building identification signage.

Reason:

To ensure consistency with the terms of the original approval.

Page 1 – Schedule 1 - The Land

Comment:

It is requested the Lot and DP is corrected. Refer to Table 2 below.

Table 2

Draft Wording	Requested amendment
<i>Building R4B, 51A Hickson Road, Barangaroo (Lot 214 DP 1221076)</i>	Building R4B, 51A Hickson Road, Barangaroo (Lot 214 DP 1221076) <u>Lot 500 in DP 1264241</u>

Reason:

The respective Lot and DP has been updated in response to staged subdivision across Barangaroo South.

Page 2 – Schedule 2 – Modification Description

Comment:

It is requested to correct the description of MOD 1 as approved on 7th February 2020 under Schedule 2, 1. Refer to Table 3 below.

Table 3

Draft Wording	Requested amendment
<p><i>Schedule 1 – Approved Development is amended by the deletion of struck out words and the insertion of bold and underlined words as follows:</i></p> <p><i>Construction, use and fitout of a 60-storey RL 208.23) mixed-use building, including:</i></p> <ul style="list-style-type: none"> <i>• a total GFA of 38,911 m2 comprising 38,602 m2 residential GFA (297 290 apartments) and 309 m2 retail GFA</i> <i>• public domain works</i> <i>• fit-out and use of the Stage 1B basement car park for Building R4B, including 320 324 allocated parking spaces</i> <i>• demolition of interim basement elements</i> <i>• a signage zone to accommodate future building identification signage.</i> 	<p>Schedule 1 – Approved Development is amended by the deletion of struck out words and the insertion of bold and underlined words as follows:</p> <p>Construction, use and fitout of a 60-storey RL (208.23) mixed-use building, including:</p> <ul style="list-style-type: none"> • a total GFA of 38,911 m2 comprising 38,602 m2 residential GFA (297 283 290 apartments) and 309 m2 retail GFA • public domain works • fit-out and use of the Stage 1B basement car park for Building R4B, including 320 324 allocated parking spaces • demolition of interim basement elements • a signage zone to accommodate future building identification signage.

Reason:

MOD 1 approved a reduction in apartments from 297 to 283 dwellings. Accordingly, the wording has been adjusted to reflect that approval.

Page 3 – Schedule 2 – Terms of the Consent

Comments:

It requested to delete the following plans under Condition A2 k):

Table 4

Drawing No.	Revision	Name of Plan	Date
BR4B_ASD_PA1_3002	19-20	Plan Lower Plate Level 02-04	03/05/2019 19/06/2020
BR4B_ASD_PA1_3021	19	Plan Lower Plate Level 21-32	03/05/2019

Reason:

Drawing BR4B_ASD_PA1_3005 provides for the levels covered by those plans, accordingly both BR4B_ASD_PA1_3002 and BR4B_ASD_PA1_3021 are no longer required and can be removed by the modification.

Thank you for the opportunity to provide a response. Should you have any queries, please feel free to contact me on 0412 580 305 or john.riordan@lendlease.com

Yours Sincerely,



John Riordan
Planning Manager Barangaroo South
Lendlease (Millers Point)